



Peer Cities Case Studies

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Peer Cities Case Studies



Point of Comparison	Indianapolis, IN	Columbus, OH	Cincinnati, OH	Cleveland, OH	Kansas City, MO	Saint Louis, MO	Nashville, TN	Milwaukee, WI	Charlotte, NC
Population (2010 Census)	903,393 (county)	787,033	296,943	396,815	459,787	319,294	601,222 (county)	594,833	731,424
Jurisdiction (sq mi)	402	212	78	77	315	63	504	99	298
Stated Purpose	Redevelopment + Economic Development	Redevelopment + Economic Development	Economic Development + Community Development	Economic Development	Redevelopment + Economic Development	Redevelopment	Redevelopment Only	Redevelopment + Economic Development + Brownfields	Public/private partnership grant program
Developer Entitlement	No	No	No	Information not available	*	No	No	No	No
Job Creation or Creative Financing Tool?	Both	Financing Tool	Creative Finance Tool	Information not available	*	Creative Financing Tool	Creative Financing Tool	Both	*
Point of Origination	Metropolitan Development Commission (MDC), Division of Planning	Department of Development	Economic Development (non-res. or mixed-use) + Community Development (residential)	Department of Economic Development	TIF Commission	TIF Commission	Housing Authority	Department of City Development	Economic Development Department
Final Approval by	MDC/City-County Council	City Council	City Council	City Council	City Council	Board of Alderman	Metro Council	Mayor	City Council
Duration of Use	1982-present	1996 - present	2003-present	? – circa 2006	*	Circa 1987 - present	1982 - present	1976-present	? - present
Existing Districts	21	58+	20+	2	*	135	10	76	11
Pending Districts	4	1	1	0	*	2	0	0	0
Funding Source	Primarily Public Bonds	"Debt Service Funds"	Public and Private Bonds	Information not available	Payments in Lieu of Taxes (PILOTS) + Economic Activity Taxes (EATS)	Payments in Lieu of Taxes (PILOTS) + Economic Activity Taxes (EATS)	Privately Financed	Public and Private Bonds	Privately Financed
State Enabling Legislation	1975	1976			1982		1945	1975	2004
Eligible Tax Revenue Sources	Property Tax	Property Tax			Property Tax, Income Tax, Sales Tax, Gross Receipts Tax, Economic Activity Tax (50% Sales/Utility/Earnings), PILOTS (Property Tax)		Property Tax, Sales Tax	Property Tax	Property Tax
Financing Options	GO Bonds, Private Activity Revenue Bonds, Loans, Special Assessments	GO Bonds, Private Activity Revenue Bonds, Pay As You Go Loans, Appropriations, Special Assessments, Loan Guarantees			GO Bonds (requires voter approval), Private Activity Revenue Bonds, Pay As You Go Loans, Appropriations, Special Assessments, TIF Revenue Bonds		GO Bonds, Pay As You Go	GO Bonds, Private Activity Revenue Bonds, Pay As You Go	GO Bonds (requires referendum), Pay As You Go, Appropriations